

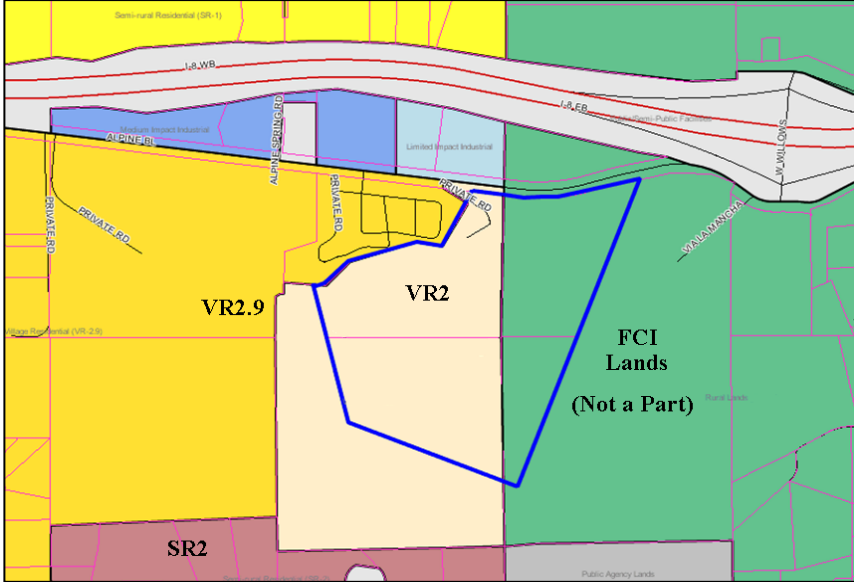
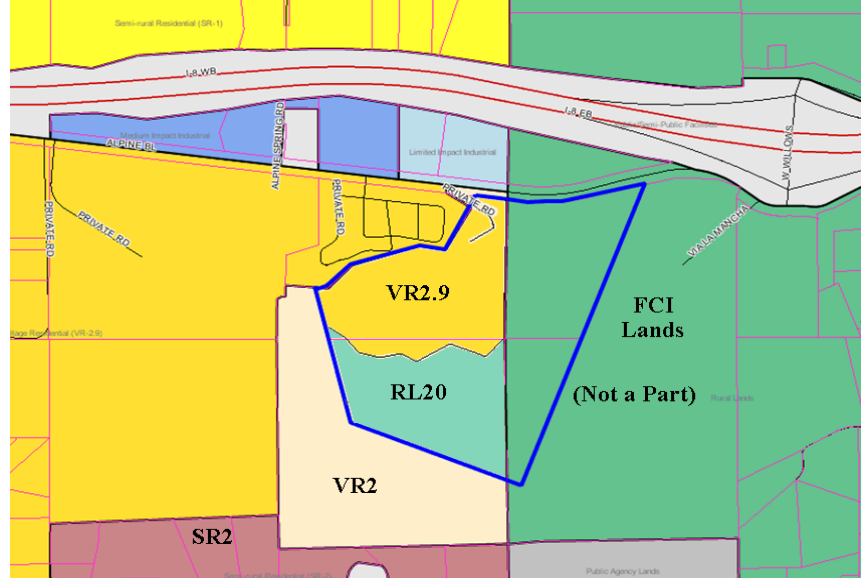
4. Potential Land Use Map Changes

Of the 149 Moderate and Major requests reviewed, **16** possible Minor options that partially address the request were identified. In each of these instances the property specific requests would be classified with a Minor level of change because the proposed land use change both meets project objectives and does not result in additional impacts that would require the EIR to be recirculated. Additionally, **6** Moderate options were identified for Major requests. The possible land use changes for each of the property-specific requests are described on the subsequent pages.

PSR#	PC/Staff Recommendation	Request	Highest Intensity in EIR	Potential Alternative
ALPINE				
AL24	VR2	VR2.9	VR2	VR2.9 / RL20
BONSALL				
BO3	SR10	SR2	SR2	SR4
BO20/BO29/BO33	SR10	SR2	SR10	SR4
BO21	SR2	GC	SR2	RC Zoning
CENTRALL MOUNTAIN				
CM10	RL80	SR4	RL40	SR4
CREST-DEHESA				
CD13	RL20	SR4	SR10	SR10
CD14	SR4/RL20	SR2/SR4	SR4/RL20	SR1/RL20
DESERT				
DS24	SR10	SR1	SR10	SR2/RL40
FALLBROOK				
FB3B	Various	Reflect project	Various	I-1 to Commercial
FB4	SR10	VCMU	VCMU	GC
FB8	RL40	SR10/RL20	SR10/RL20	RL20
JAMUL-DULZURA				
JD2	RL20	Various	Various	Limited SR1
LAKESIDE				
LS6&17	SR2	SR1/RL20	SR2	SR1/RL20
NORTH COUNTY METROPOLITAN				
NC27&36	SR1	VR4.3	VR2	VR2
NC42	SR10/RL20	VR/SR4	SR10/RL20	various
PALA-PAUMA VALLEY				
PP30	RL40	SR2/SR4	RL40	RL20
PP31	RL40	SR4/SSA	RL20/RL40	SSA only
SAN DIEGUITO				
SD17	RL20	SR2	RL20	Modified SR2/RL20
SD20	RL20	SR2	SR4	SR10
VALLEY CENTER				
VC63	SR4	SR1	SR4	SR2

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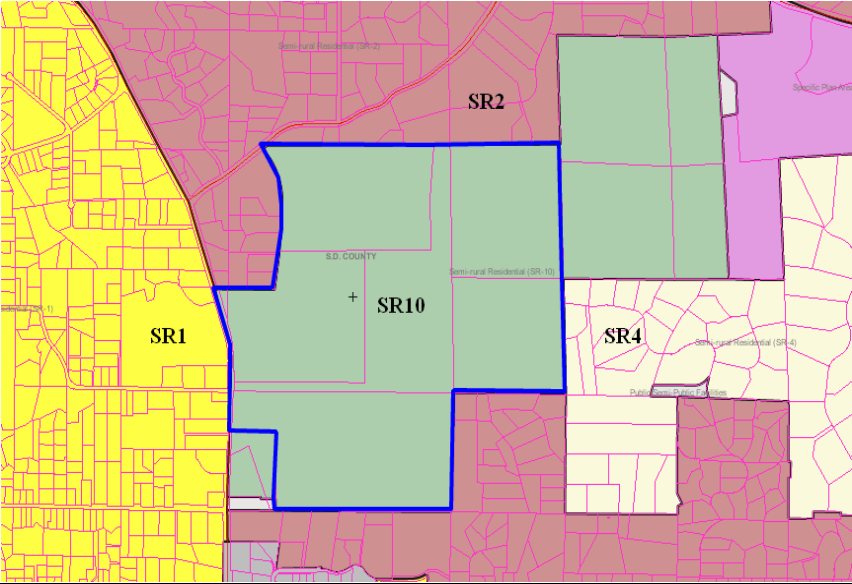
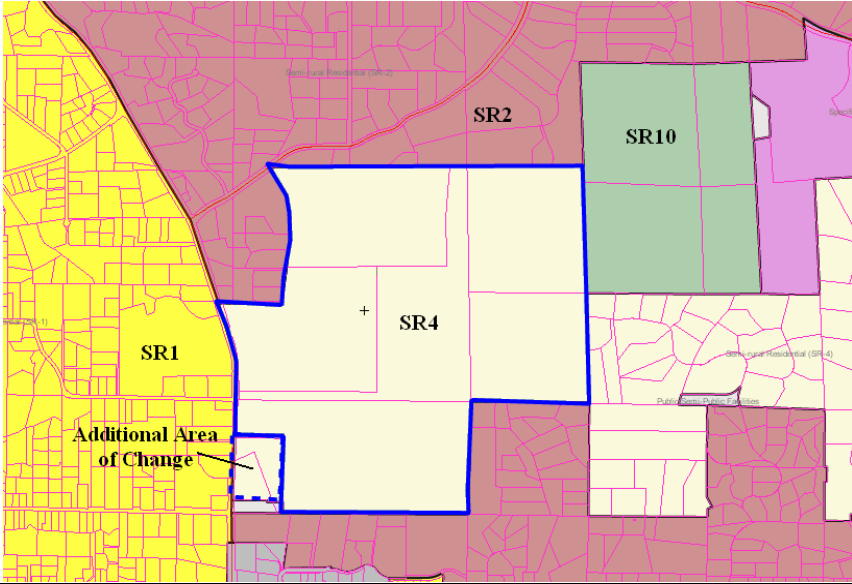
AL24 – Collin Campbell

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential 2.9	Village Residential 2	VR2.9 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This property-specific request was raised during testimony at the Board of Supervisors hearing on October 20, 2010.
- The alternative designation would increase the density on the portion of the site that has existing development or development potential and decrease the density on the southern portion where there is limited development potential or access due to a creek and steep slopes.
- The above-shown alternative would result in 15.7 acres of VR2.9 and 14.0 acres of RL20. The net density should be similar to that provided by the Planning Commission/Staff Recommendation.

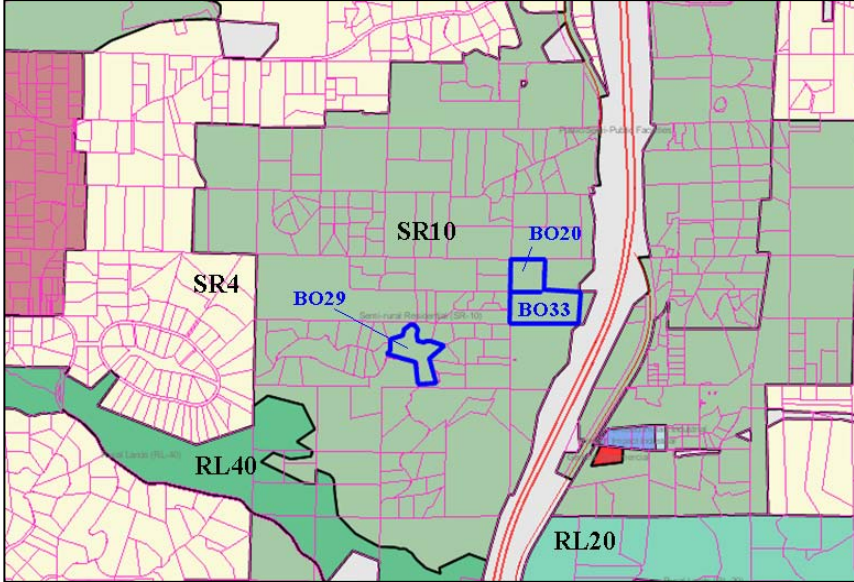
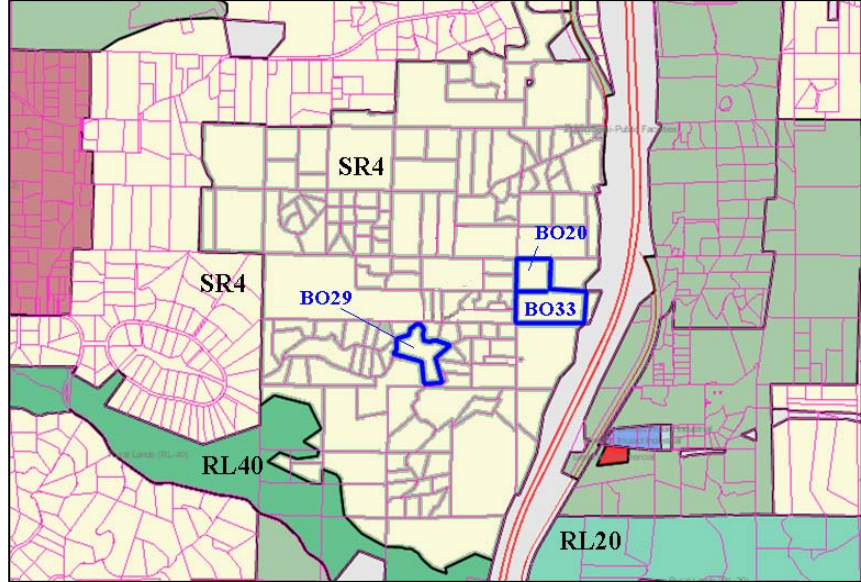
BO3-A – Jay Kawano and Dan Nibam

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Semi-Rural 10	Semi-Rural 4	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The Board of Supervisors previously voted to place SR2 on the Referral Map and SR10 on the Draft Land Use Map and both were evaluated in the EIR.
- Staff consistently reported that SR2 would be inconsistent with mapping principles due to the farmlands, biological habitat, and steep slopes found on the site.
- Staff recommended an alternative designation of SR4, but the Planning Commission voted on November 19, 2010 to recommend a change in land use designation to SR10. Therefore, the current Planning Commission/Staff recommendation is SR10.
- SR4 is considered consistent with the mapping principles because the density accommodates continuation of commercial agriculture. It has been analyzed in the General Plan Update Environmental Impact report and would be classified as a Minor level of change. Also, under this possible land use change two additional parcels southwest of the property-specific request area would also be changed to SR4 for consistency purposes.

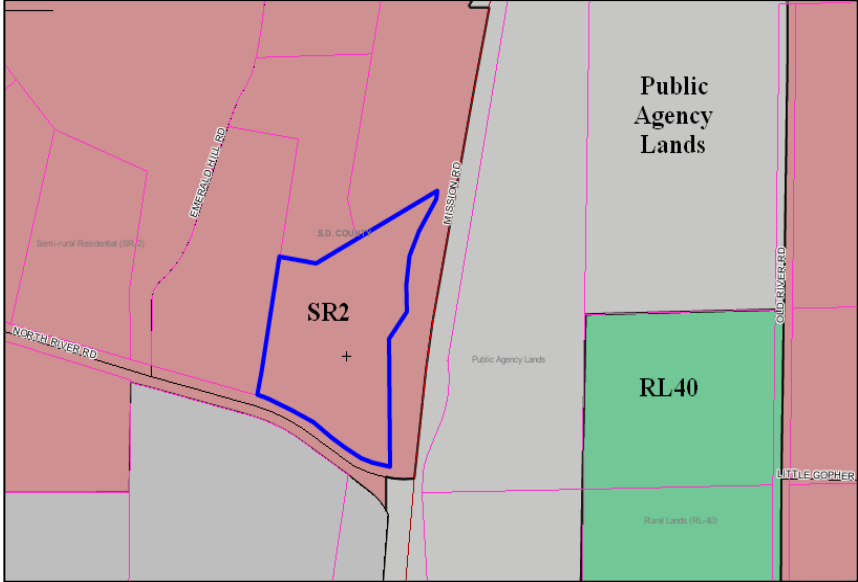
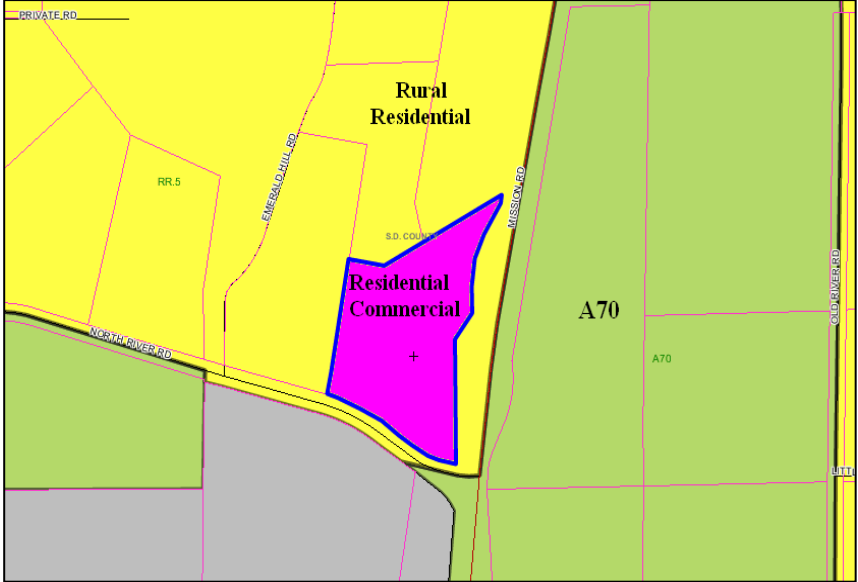
BO20, BO29, BO33 – Gerald Church, Mark Wollam, Steve Nakai

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Semi-Rural 10	Semi-Rural 4	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- This potential alternative designation would give the SR4 designation not only to the three subject properties but also to the surrounding area north of Moosa Canyon Creek. Since the most intense designation evaluated in the EIR was SR10, the potential land use change would still require recirculation of the EIR.

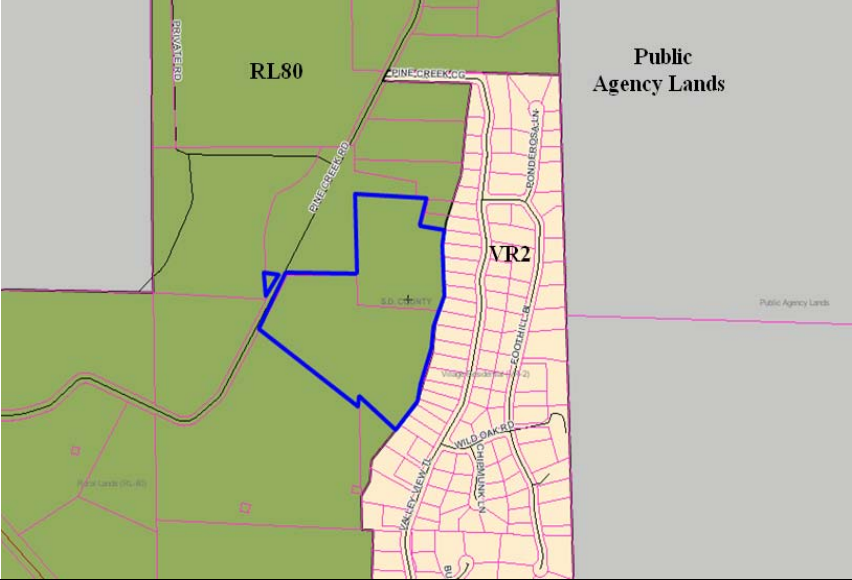
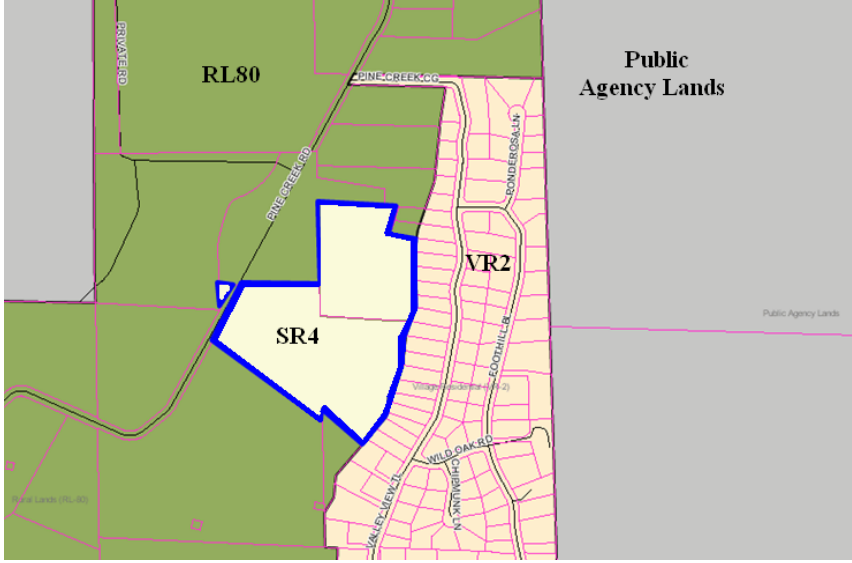
B021 – Dorothy Parrot

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
General Commercial	Semi-Rural 2	SR2 with Residential Commercial Zoning	Minor
			
PC / Staff Recommendation		Possible Alternative Zoning Change	

Discussion:

- This property has not been specifically discussed at previous General Plan Update Board of Supervisors and Planning Commission Hearings.
- This potential alternative designation would change only the Zoning Designation to allow for limited commercial uses concurrent with residential. Examples of uses allowed by-right under the Residential Commercial Zone include: Child Care Center, Clinic Services, Group Care.
- Examples of uses which require an additional use permit under the Residential Commercial Zone include: Animal Sales and Services, Convenience Sales, Eating and Drinking Establishments, Food/Beverage Sales, Retail Sales.

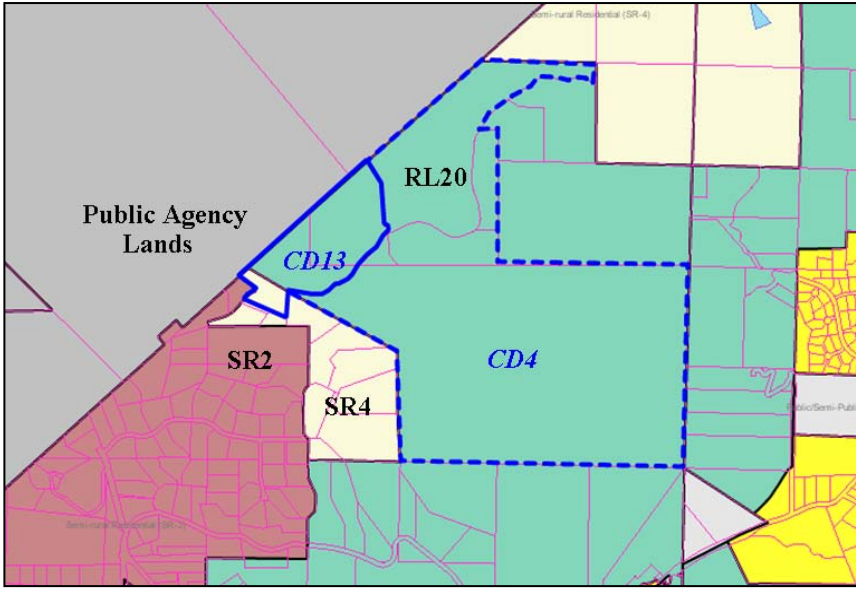
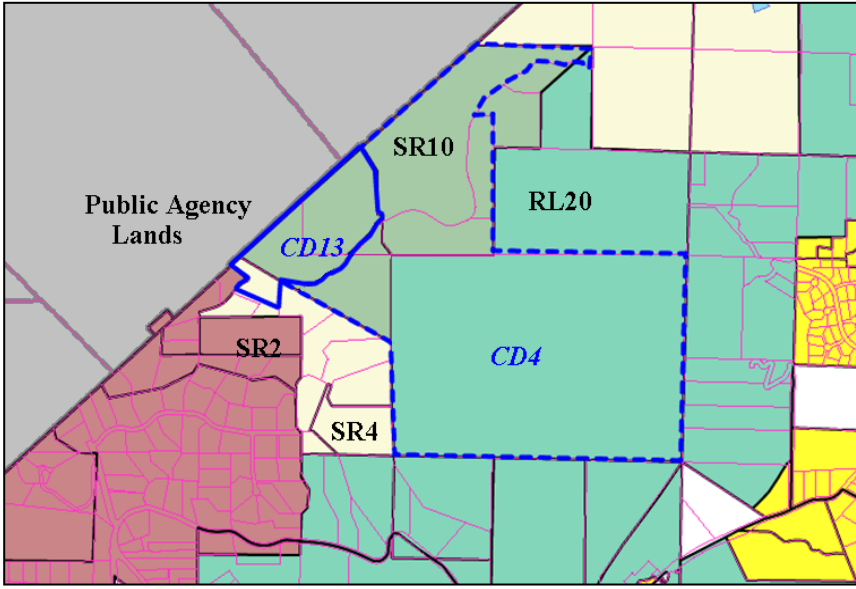
CM10 – Kenyon Trust

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 4	Rural Lands 80	Semi-Rural 4	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The possible alternative designation shown above is being proposed subject to approval of Tentative Parcel Map (TPM) 20857 for this property.
- A preliminary notice of approval has been issued for a three-lot TPM; however, the approval is still subject to appeal.
- The potential alternative designation of SR4 is subject to the approved TPM on site; which is similar to the treatment of other tentatively approved subdivisions as discussed in issue 25 of the March 16 staff report.

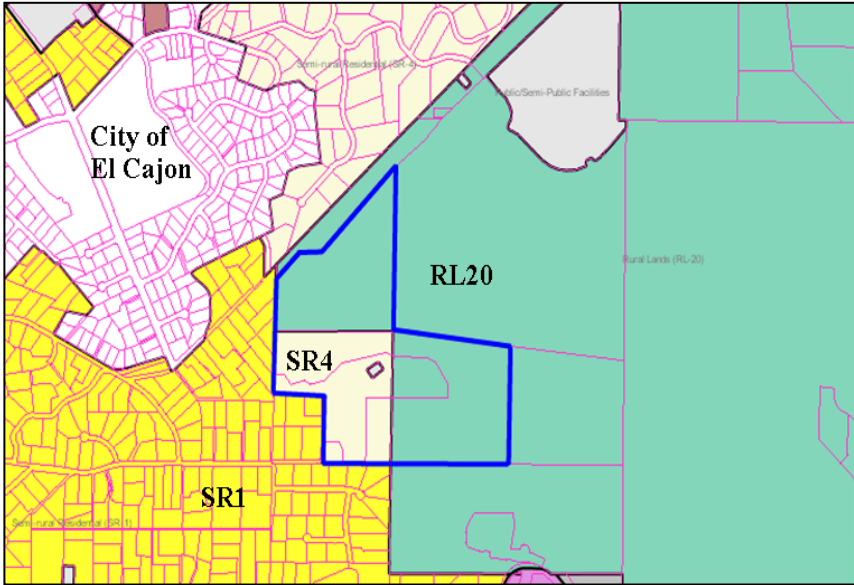
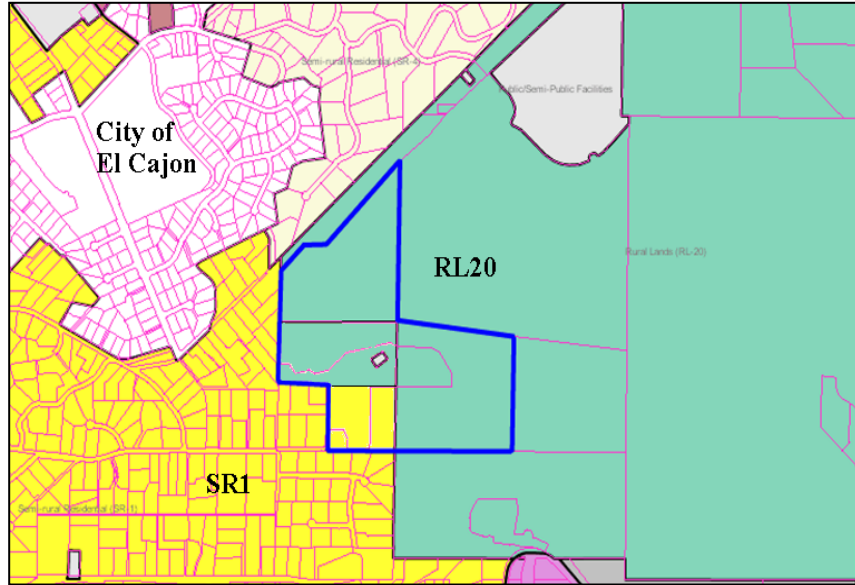
CD13 – Robert Davidson

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 4	Rural Lands 20	Semi-Rural 10	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This is the location of a currently processing project: TPM 21172 (4 lots plus a remainder parcel).
- On June 16, 2004 the Board of Supervisors voted for SR4 and SR10 to be placed on the Referral Map. The alternative would designate the majority of the property SR10 and leave the remaining area SR4, which is reflected on the Referral Map. The adjacent area is analyzed in CD4; a portion of which can also be designated SR10 with a minor change.
- It is important to note that the Semi-Rural designation is slope dependant and, therefore, this alternative would likely have limited change in yield of dwelling units due to the steep slopes on site.

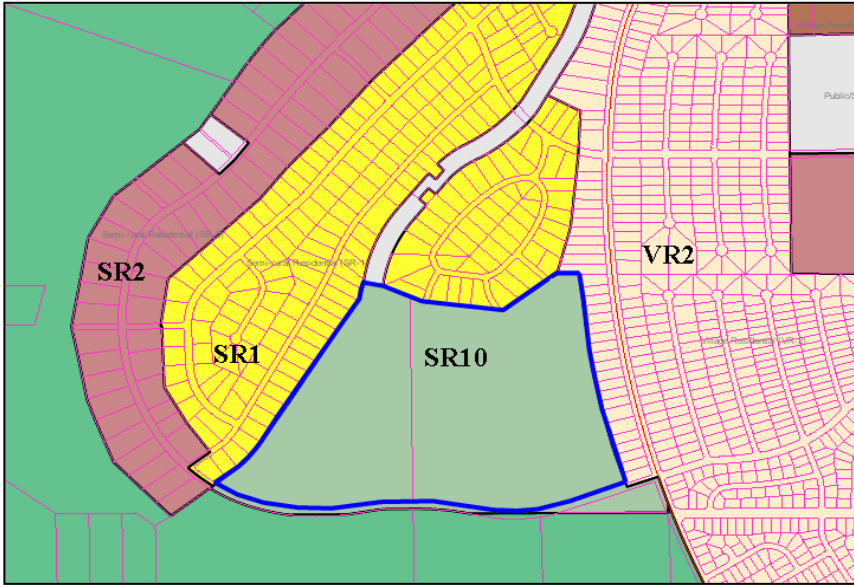
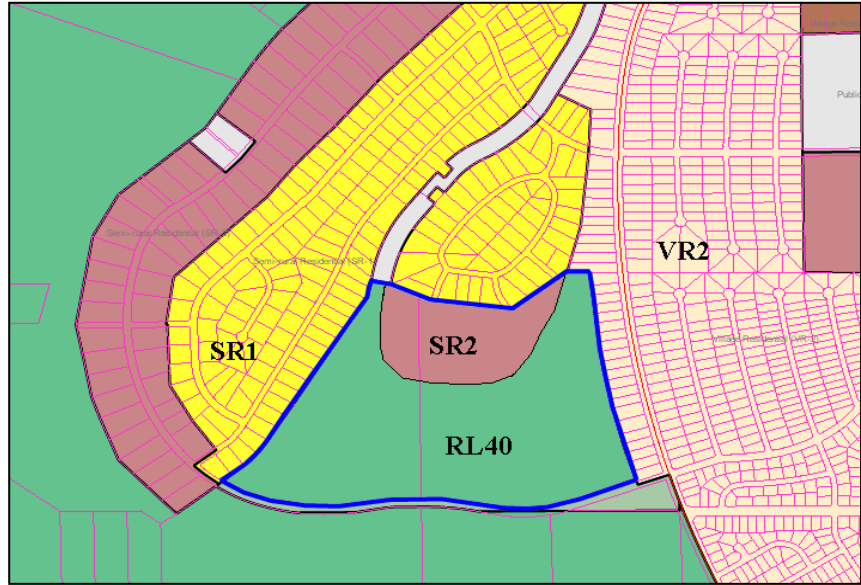
CD14 – Sam Gazallo

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2 / Semi-Rural 4	Semi-Rural 4 / Rural Lands 20	Semi-Rural 1 / Rural Lands 20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This property-specific request was first raised in public testimony at the December 8, 2010 Board of Supervisors hearing.
- Under the PC / Staff Recommendation, there are 31 acres of SR4 and 71 acres of RL20.
- The potential alternative would designate the southwestern area as SR1 adjacent to the densely developed area west of the site. Since the remaining area would be RL20, there would not be a substantial increase in development potential. The potential land use change would allow for 11.5 acres of SR1 and the remaining area (90.7 acres) would be RL20. The alternative also clusters the development to the southwest portion of the site because the majority of the site is designated as Pre-approved Mitigation Area (PAMA) and contains sensitive biological habitat.

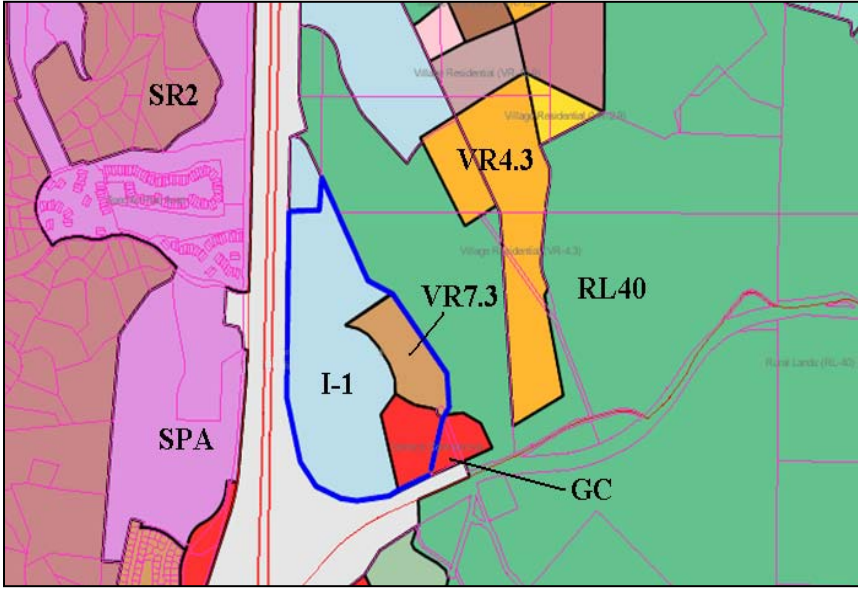
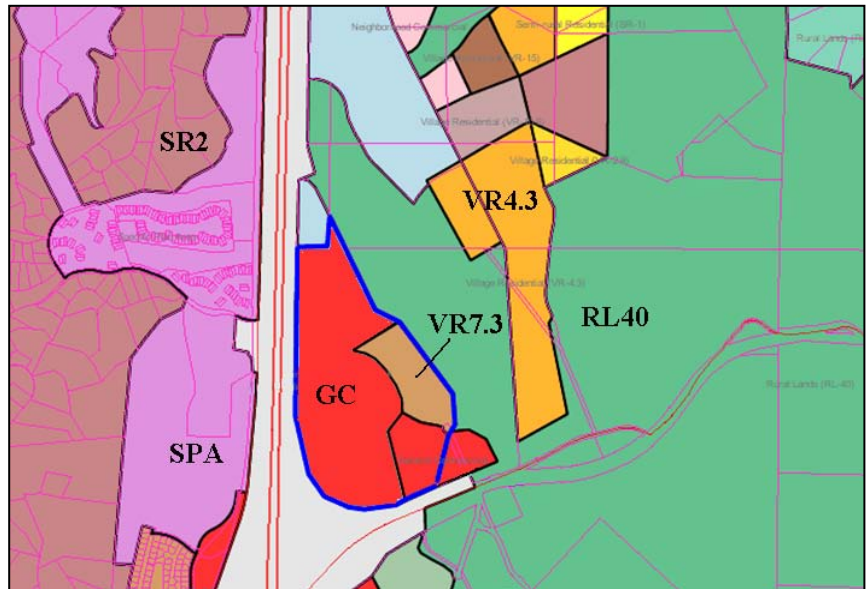
DS24 – Borrego Country Club Estates (Chris Brown)

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 1	Semi-Rural10	SR2/RL40	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- The PC/Staff Recommendation would designate all 172.9 acres as SR10. The potential land use change would allow for 30 acres at SR2 and the remaining 142.9 acres would be designated at RL40. As such, it would be consistent with the overall density analyzed in the EIR and provide a preferable development footprint by clustering additional lots adjacent to existing lots.

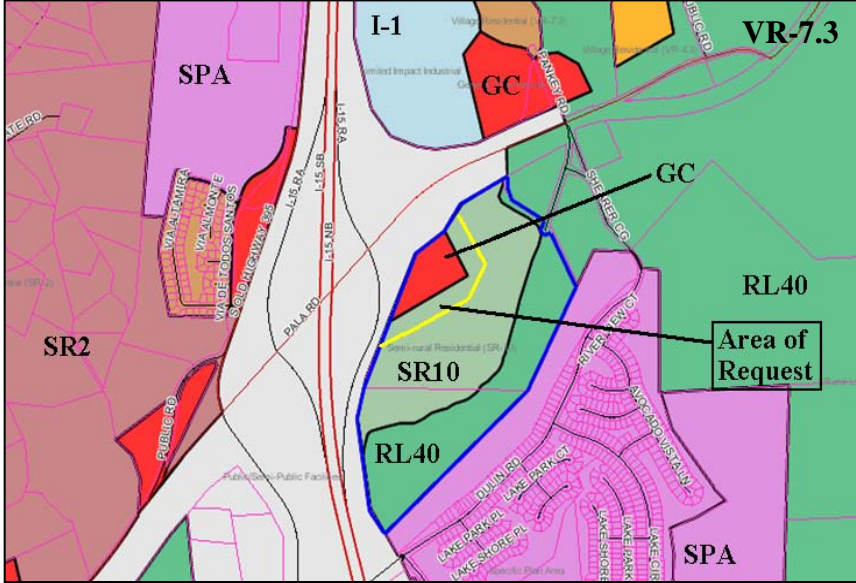
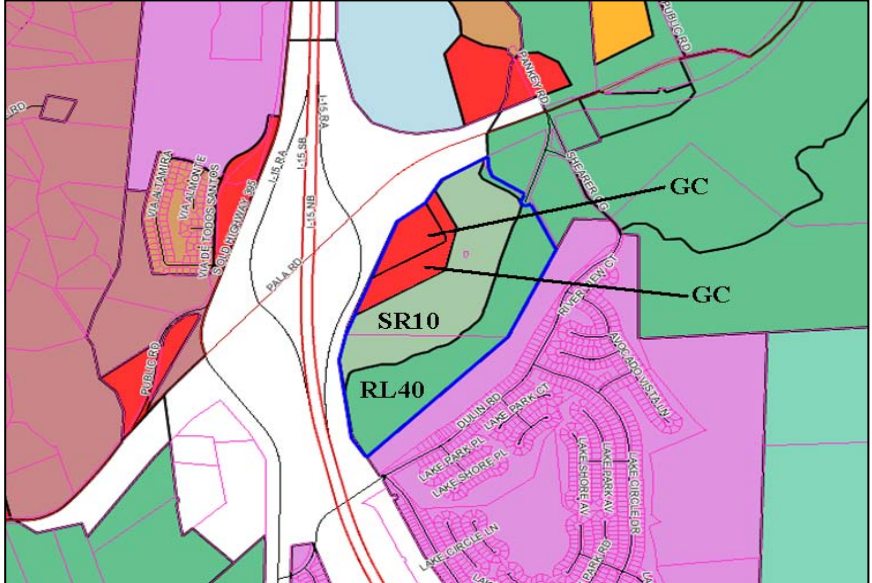
FB3-B – Campus Park West (Steve Sheldon and Mark Dillon)

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Expanded Commercial and Village Residential	Limited Industrial, Village Residential, General Commercial	Change Medium Industrial to Commercial	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This property-specific request was raised at the Planning Commission hearing on November 20, 2009, and again at the Board of Supervisors hearing December 8, 2010.
- Originally the site was considered part of the HP Site/3P's referral. As such, it was noted as being part of a village but subject to further mapping refinements. Ultimately, the Draft Land Use Map and the Referral Map both applied the same designations as depicted above under the PC/Staff Recommendation.
- While expanded residential use would require additional EIR review, the industrial designation could be changed to commercial without resulting in EIR recirculation. Therefore, the potential alternative would be to replace Limited Industrial with General Commercial.

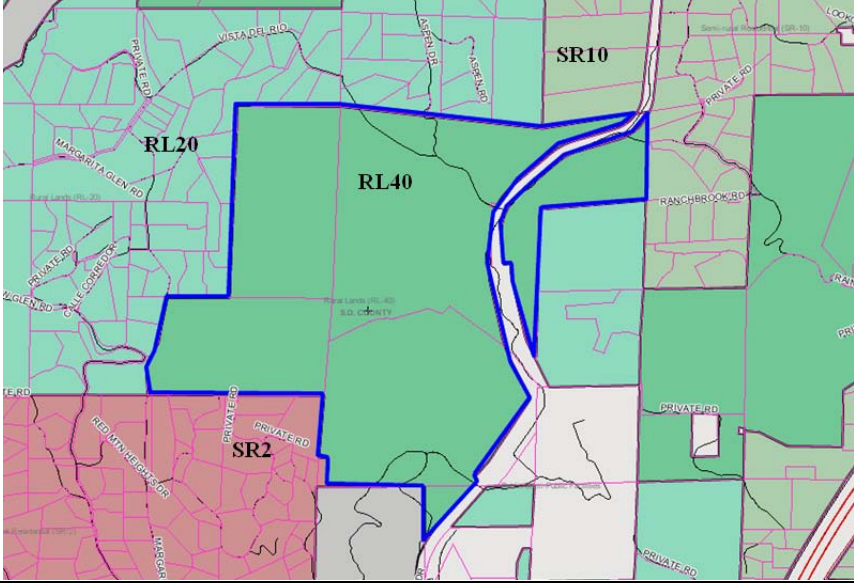
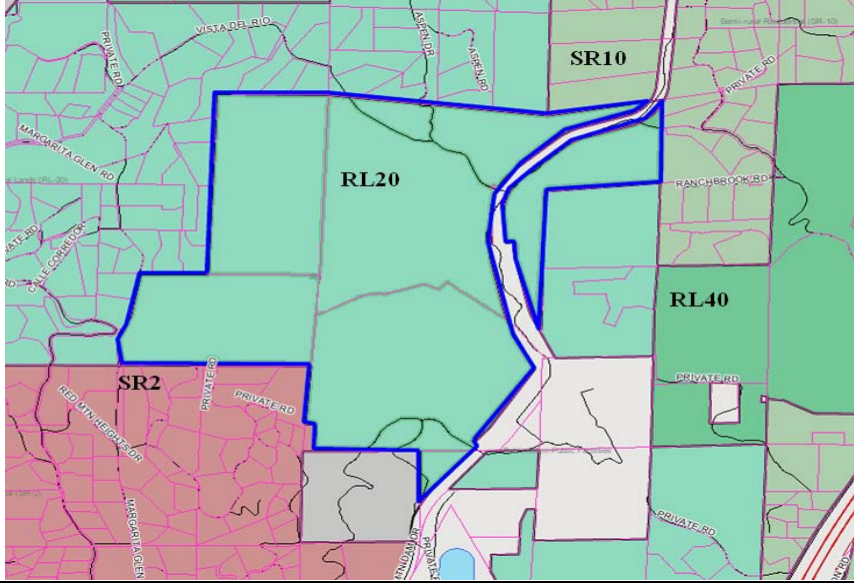
FB4 [2005 Commercial/Industrial Referral #13] – No Current Requestor

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Core Mixed Use	Semi-Rural 10	General Commercial	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This was a 2005 Commercial/Industrial Property Referral that resulted in General Commercial (GC) and Village Core Mixed Use (VCMU) being applied to the property on the Referral Map Alternative. However, it is inconsistent with the land use framework to designation an area outside the village with VCMU.
- On August 22, 2003 Planning Commission voted to retain RL40 designation, subsequently on November 20, 2009 the Planning Commission voted for SR10 and General Commercial.
- The alternative would designate an additional eight acres of General Commercial to the site, instead of the requested VCMU. This would be a minor level of change to the project because that intensity of designation was evaluated as part of the Referral Map with the VCMU designation.

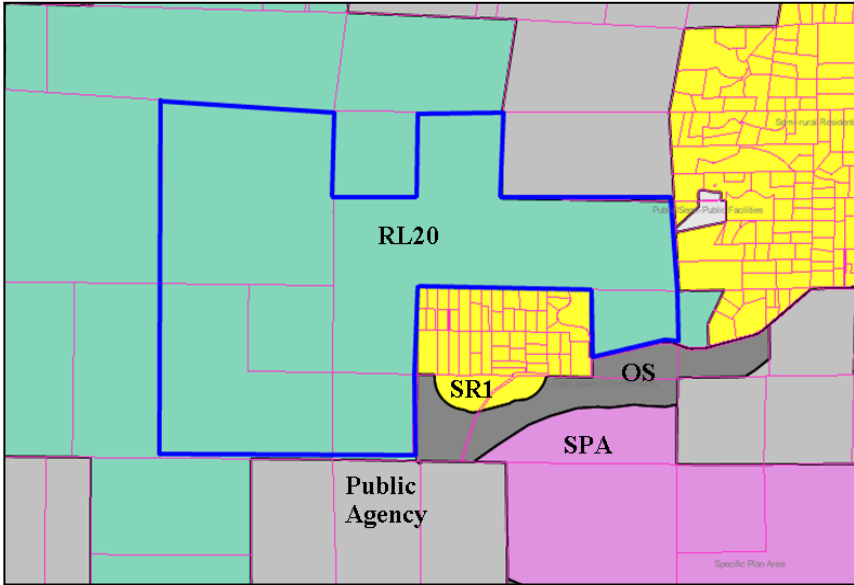
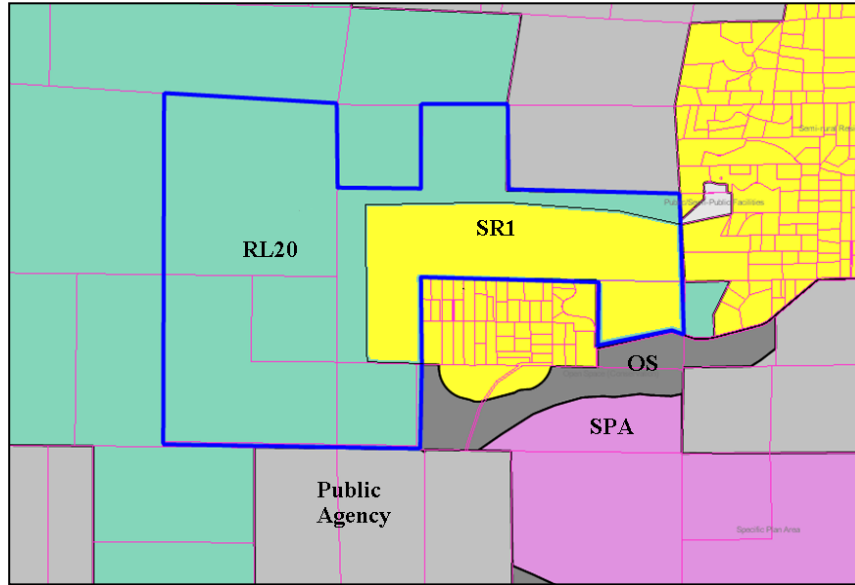
FB8 – Chaffin

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 10/Rural Lands 20	Rural Lands 40	Rural Lands 20	Minor
 <p>PC / Staff Recommendation</p>		 <p>Possible Alternative Land Use Change</p>	

Discussion:

- Staff has previously identified RL20 as a potential alternative designation in both the August 22, 2003 Planning Report and also the September 23, 2003 Board Letter.
- This potential land use change would designate this entire property as RL20 and would result in a minor level of change to the General Plan Update project, as higher densities were analyzed as part of the Referral Map in the EIR.

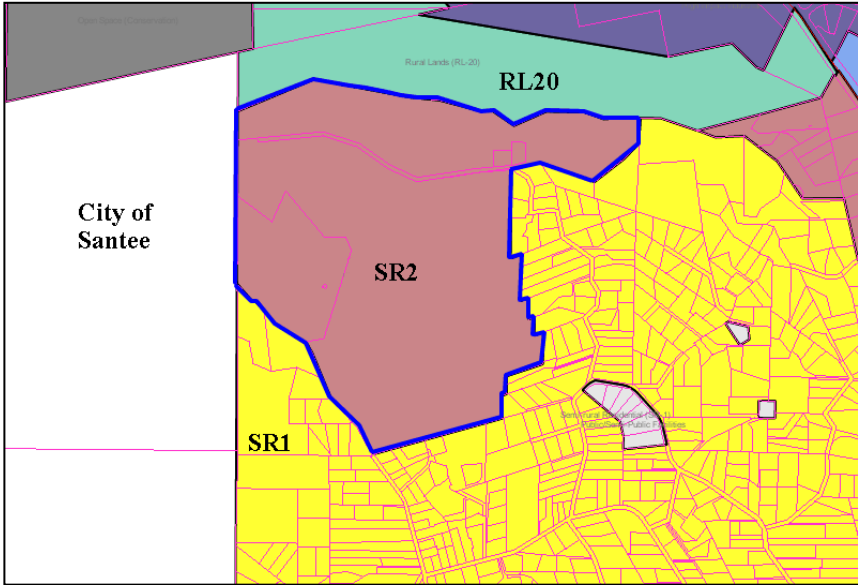
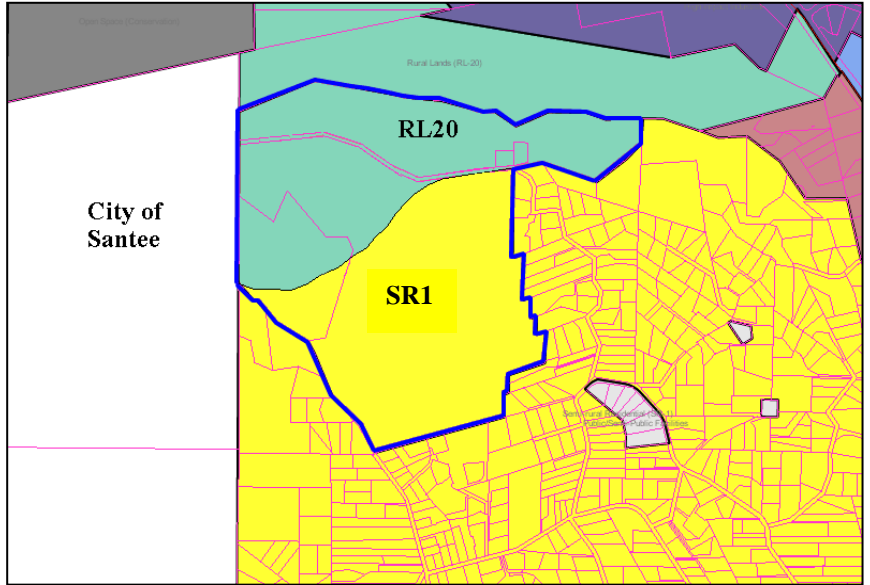
JD2 – Hidden Valley Estates

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
SR1 / SR2 / RL20	Rural Lands 20	SR1 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The subject property is approximately 622 acres. The property-specific request is similar to what was reflected in the Referral Map, which consisted of approximately 292 acres of RL20, 85 acres of SR2, and 245 acres of SR1.
- Staff proposed RL20 for this site in the November 2009 report to the Planning Commission based on site constraints. The Planning Commission agreed with the staff recommendation, though no specific testimony or discussion was heard regarding this property. The property-specific request was raised during testimony at the Board of Supervisor's hearing November 10, 2010.
- This potential land use change would allow for 172 acres of SR1 adjacent to the area of SR1 to the south. This allowance would still be within the range of what was analyzed in the EIR and would be more consistent with the MSCP hardline designation.

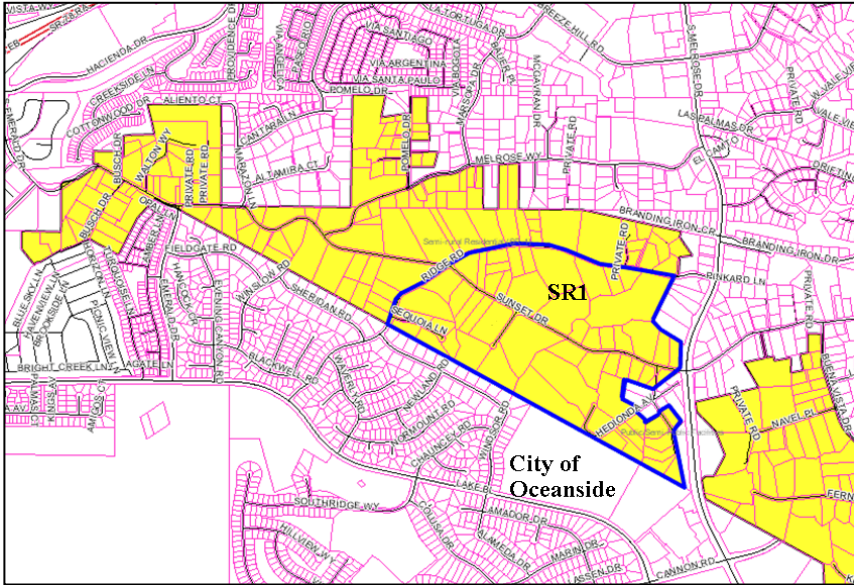
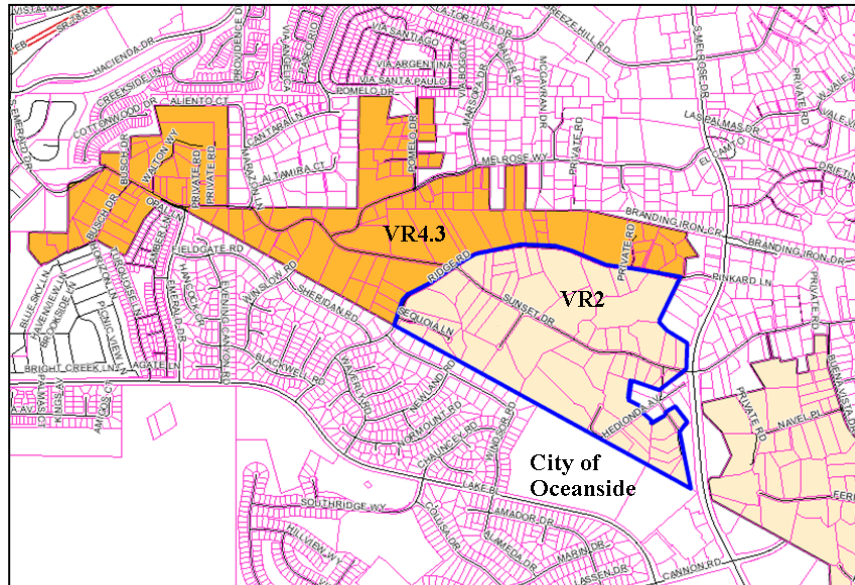
LS6 & LS17 – Kim Cambell

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Primarily SR1 with some RL20	Semi-Rural 2	Half SR1 and half RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This property owner request was based on public testimony at the November 10, 2011 Board of Supervisors Hearing.
- The Planning Commission voted five to one on November 19, 2009 to approve staff's recommendation of SR2; this recommendation is also supported by the Lakeside Community Planning Group.
- The potential land use change would allow for 150 acres of SR1 adjacent to SR1 designation in Eucalyptus Hills. The remaining 150 acres of the site would be designated as RL20. This would allow for nearly the same development capacity as having the entire site designated as SR2. As such, it would be consistent with the overall density analyzed in the EIR.

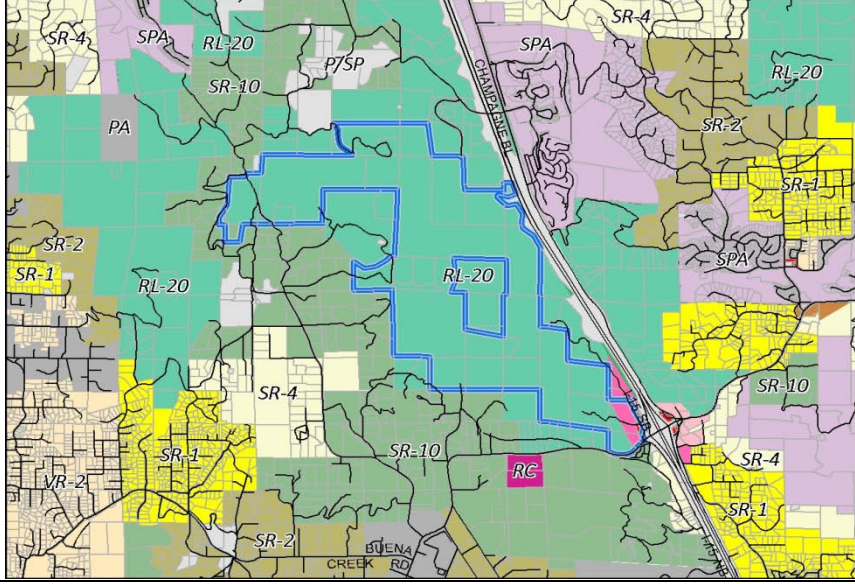
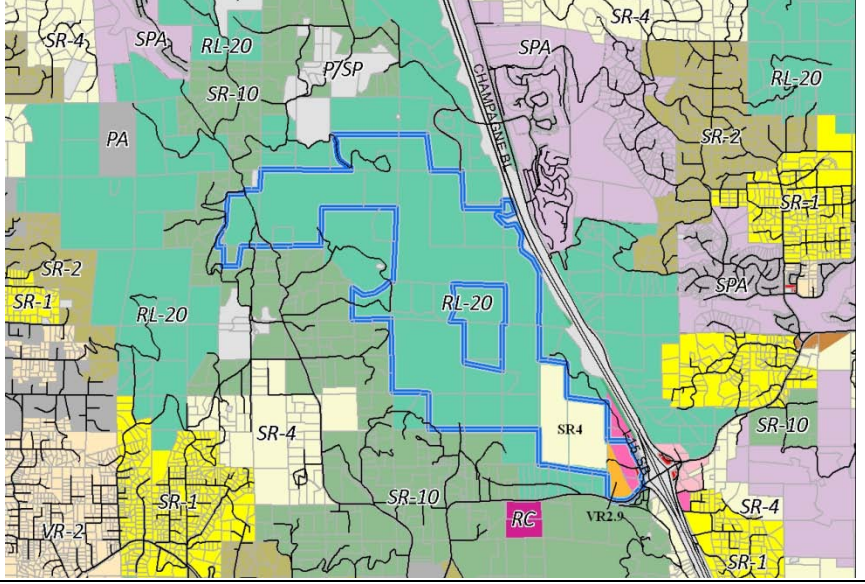
NC27, NC36 – City of Vista & Jeffrey Kent

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential 4.3	Semi-Rural 1	Village Residential 2	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This area was proposed to be VR2 in the Referral Map and all EIR alternatives. The SR1 designation was later proposed at the Planning Commission on April 16, 2010 due to information provided by the City of Vista.
- This potential land use change for NC27 and NC36 to VR2 as was analyzed in the EIR. The City of Vista recently agreed that a higher density in this area would be consistent with their plans.
- The unincorporated land west of NC27 and NC36 was reviewed in Property-Specific Requests NC26, NC32, NC33, NC34 and NC35. Those requests were for a VR4.3 designation, which can be applied with a minor revision to the General Plan Update documents.

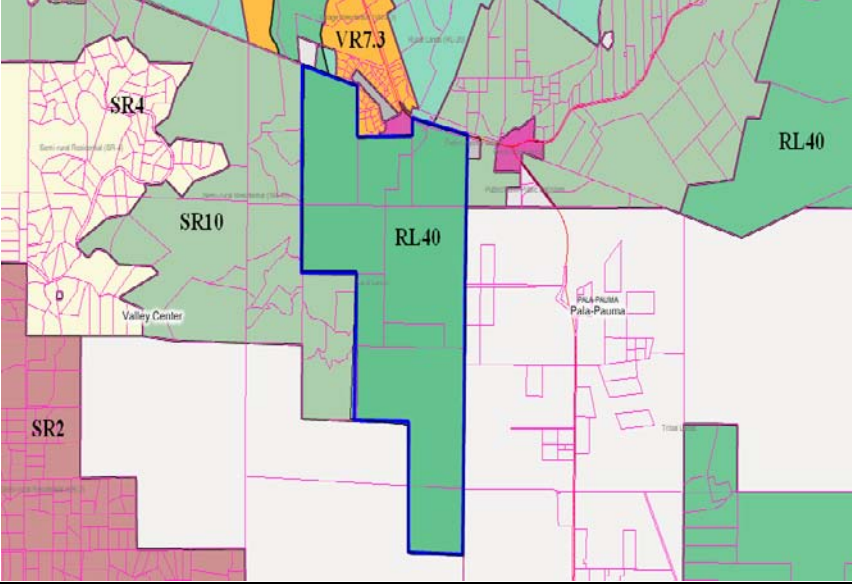
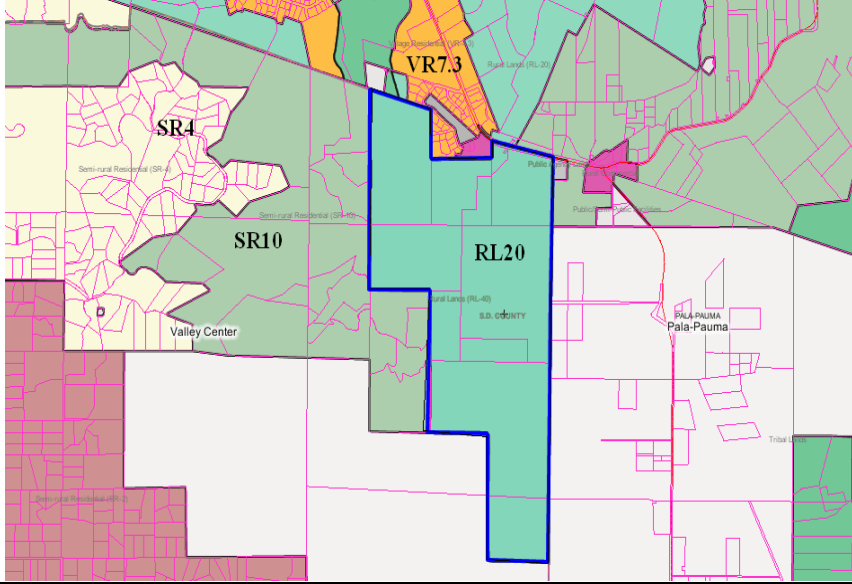
NC42 – Merriam Mountains

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential / SR4	SR10 / RL20	VR2.9 / SR4 / RL20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The representatives of the property have sent correspondence in the past regarding land use requests for the area. Correspondence was received most recently in May 2010 and also during public testimony in October 2010, which clarified the property-specific request.
- There are many potential approaches to considering land use changes in this area, and this is just one alternative of many other possible options. The above land use change would designate an additional 184 acres of SR4, 25 acres of VR2.9 and the remainder of the area as RL20. This land use change would be classified as a moderate level of change to the General Plan Update project.

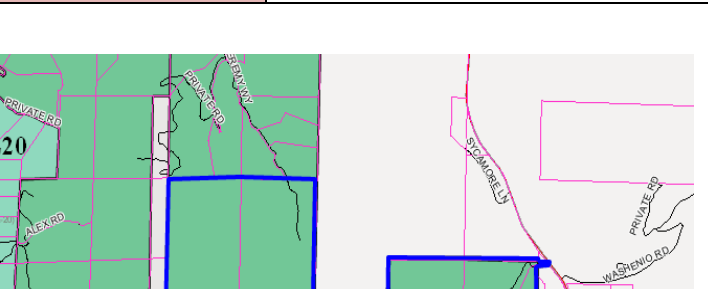
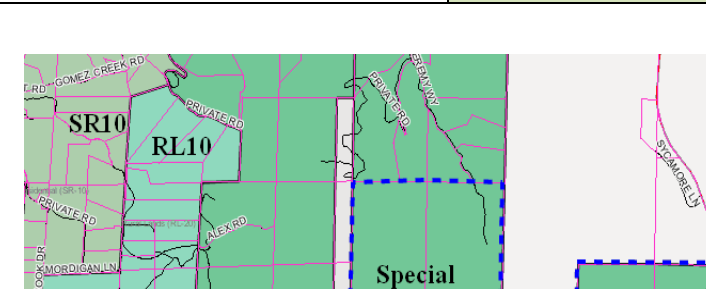
PP30 – Donald Armstrong

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2 / Semi-Rural 4	Rural Lands 40	Rural Lands 20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This site was not specifically discussed at previous Planning Commission or Board of Supervisors Hearings. The property-specific request was submitted to staff in the Fall of 2010.
- While a Semi-Rural designation on the site would conflict with General Plan Update project objectives, Rural-Lands 20 could be applied and still be consistent with the Community Development Model. However, since the corresponding density for the RL20 designation was not analyzed in the EIR, revision and recirculation of the EIR would still be required under this land use change.

PP31 – Warner Ranch

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
SR4 / Special Study Area	Rural Lands 40	RL40 / Special Study Area	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- An approved Plan Amendment Authorization (2005) and an application for a General Plan Amendment (06-009) are being processed for this site.
- Correspondence regarding this property was received in August of 2009 and October 2010. Public testimony from landowner representatives was also provided during the Planning Commission hearing on November 20, 2009.
- While the request for SR4 cannot be applied without substantial changes to the General Plan Update and EIR, the request for a Special Study Area can be approved with a minor change to the Pala-Pauma Community Plan. Draft language for the Special Study Area is provided on the following page.

PP31 – Warner Ranch (cont.)

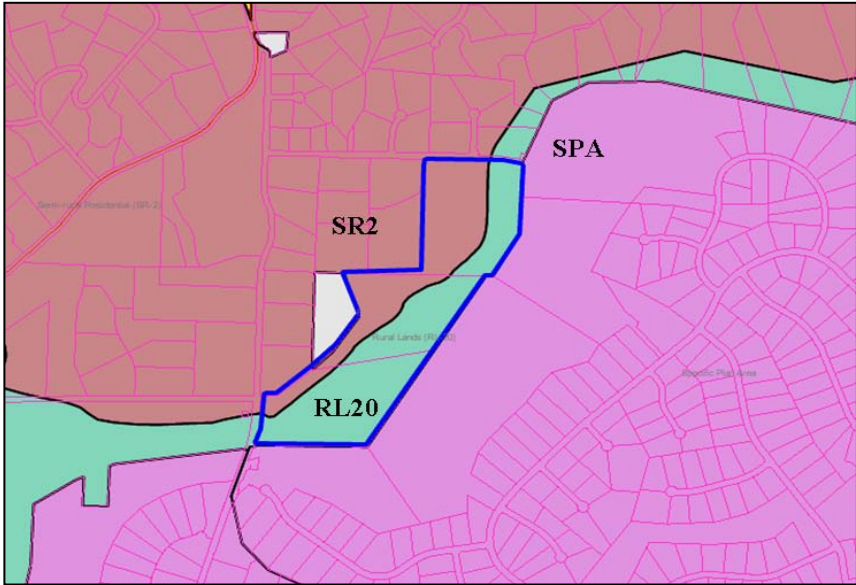
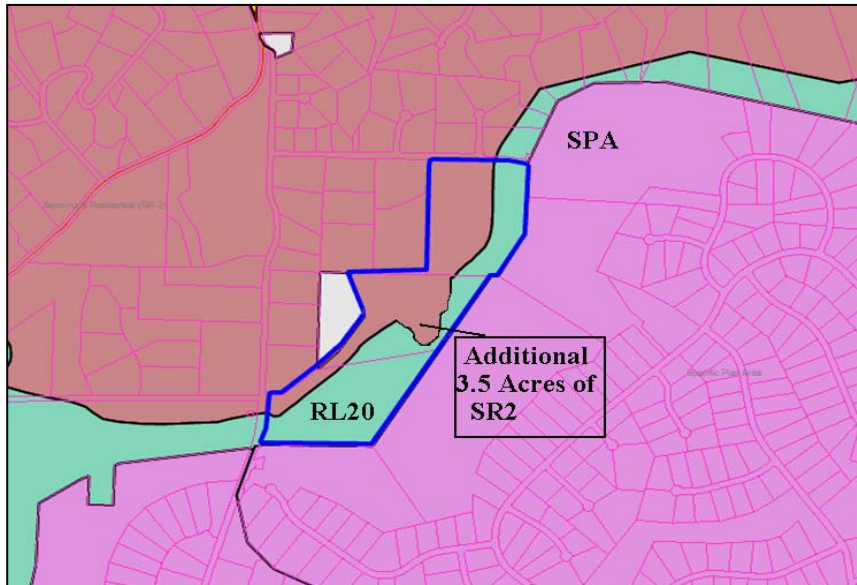
PP31: Warner Ranch Special Study Area (*Draft Language*)

A Special Study Area is proposed for the Warner Ranch property based on the following considerations:

1. Adjacency to the existing Pala Village, Casino, Resort, and Spa;
2. Existing employment center and lack of local housing opportunities;
3. Proximity to several tribal casinos within the State Route 76 corridor;
4. Approved Plan Amendment Authorization for 2.33 DUs per acre granted on October 5, 2005;
5. Ongoing and active planning and development application since July 13, 2005;
6. Single ownership status of approximately 515 acres of property; and
7. Availability of sewer, water, fire, and educational facilities.

Considering this single ownership is surrounded on three sides by Tribal Lands, a more focused land use planning and analysis will be required to determine the most compatible and consistent land uses for this property. The Special Study Area designation will provide the appropriate planning vehicle to conduct this analysis and allow for implementing a cohesive and comprehensive land use plan.

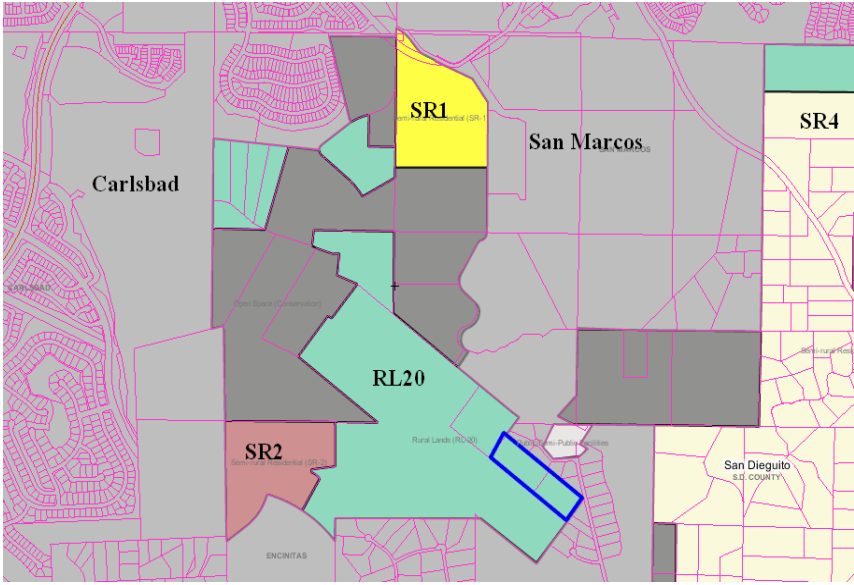
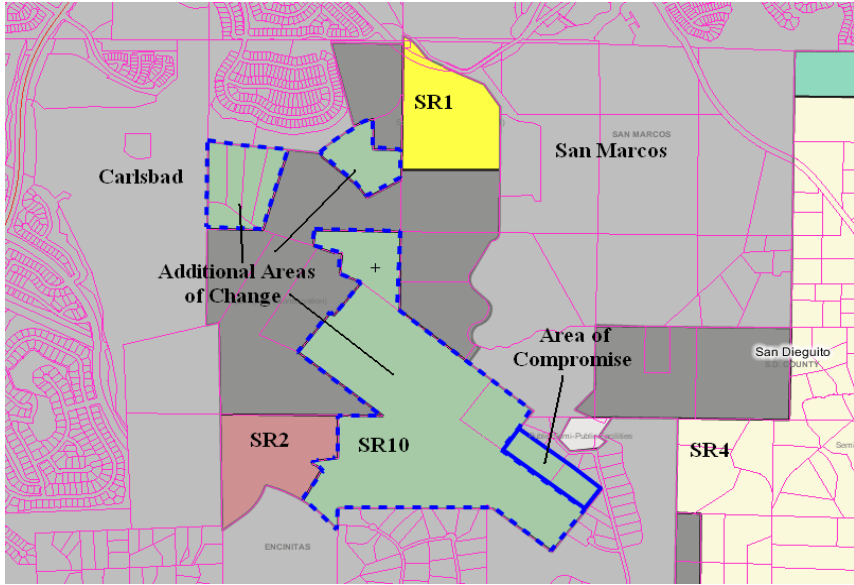
SD17 – Sam Blick and Steve Wragg

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi Rural 2	Rural Lands 20	SR2 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The property specific request for this site was raised in correspondence to the Board of Supervisors dated November 17, 2010. The request was further clarified in correspondence and meetings December 2010 through February 2011.
- The property-specific request could not be achieved due to the FEMA floodplain mapping. However, 3.5 additional acres of SR2 could be mapped as shown above based on the most recent floodplain information.

SD20 – Stephen Perkins

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Rural Lands 20	Semi-Rural 10	Minor
 <p>PC / Staff Recommendation</p>		 <p>Possible Alternative Land Use Change</p>	

Discussion:

- These properties were not specifically discussed at the General Plan Update Board of Supervisors or Planning Commission Hearings. The property-specific request was raised during the Board of Supervisors hearings in Fall of 2010.
- While the requested SR2 designation would result in a Moderate level of change, applying SR10 as an alternative designation would reduce the level of change to Minor. The SR10 designation would also apply to the other non-open space properties in this area of unincorporated land.

VC63 – John H. Caston

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 1	Semi-Rural 4	Semi-Rural 2	Moderate
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This site was not specifically discussed at previous Planning Commission or Board of Supervisors Hearings. This property owner request for an upzone was submitted as a form letter during Board of Supervisor hearings in Fall 2010.
- The potential land use change would allow for this property and the surrounding area to be designated SR2. Since the most intense designation evaluated in the EIR was SR4, this change would still require recirculation of the EIR.